This instrument prepared by and return to:
Tish Baldwin, Attorney at Law
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 141916TN

BILL GARRETT, Davidson County
Trans:T20150009964 DEEDWARR
Recvd: 02/09/15 12:08 3 pgs
Fees:18.00 Taxes:453.25
20150209-0011844

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Vanessa F. Hayes	**Franklin American Mortgage Company ISAOA, ATIMA**	**59-9-149.00**
4101 Meadow Hill Drive	**501 Corporate Centre Drive, Suite 400**	
Nashville, TN 37218	**Franklin, TN 37067**	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edward Morris, unmarried, and David White, married,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Vanessa F. Hayes and Miriam A. Allen as joint tenants with the rights of survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT 'A' AS A LEGAL DESCRIPTION OF SAID PROPERTY

The described property herein is not and has never been the primary residence of the Grantors and/or any spouse.

SUBJECT TO THE FOLLOWING:

1. 2015 taxes are a lien and will be the responsibility of the Granteesfor payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever;

AND **Edward Morris and David White** do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Edward Morris and David White** further covenant and bind their heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **4101 Meadow Hill Drive, Nashville, TN 37218**.

Executed on this 15th day of January. 2015

Edward Morris

David White

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **Edward Morris and David White** executed the within instrument for the purposes therein contained.

Witness my hand this 15th day of January, 2015.

Notary Public

My Commission Expires: 3-30-15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $122,500.00.

Vanessa F. Hayes
Affiant

Sworn to and subscribed to me, the undersigned, this 15th day of January, 2015.

Notary Public

My Commission Expires: 3-30-15

EXHIBIT "A"
LEGAL DESCRIPTION

BEING Lot No. 246 on the Plan of Haynes Estates Section V, as shown by plat of record in Plat Book 4300, page 70, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Lacey C. Morgan (incorrectly shown as Lacey G. Morgan), an unmarried woman, by deed from Roy Newsom, Jr., married, of record in Instrument No. 20060912-0113037, dated 9/1/06 and recorded 9/12/06, said Register's Office. BEING further conveyed to Edward Morris, a single man and David White, a single man, as tenants in common, by deed from Lacey C. Morgan, an unmarried woman, (incorrectly shown as Lacey G. Morgan in a previous deed), of record in Instrument No. 20140620-0053943, said Register's Office, dated June 14, 2014 and recorded June 20, 2014.